

BILL NO. R-87-01-03

DECLARATORY RESOLUTION NO. R-01-87

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5011 Decatur Road Fort Wayne, Indiana 46806. (A & L Great Lakes Agricultural Labs, Inc., Petitioner).

WHEREAS, Petitioner has duly filed its petition dated December 17, 1986, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

Part of the South half of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 28-31-12, a distance of 1276.46 feet to the Southeast corner of Centennial Industrial Park, Section III, and the Northeast corner of Centennial Industrial Park, Section VI, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. along the South line of Centennial Industrial Park, Section III, and the North line of Centennial Industrial Park, Section VI, a distance of 1380.0 feet to the Southwest corner of Centennial Industrial Park, Section III, and the Northwest corner of Centennial Industrial Park, Section VI, and the true point of beginning; thence South with a deflection angle to the left of 89 degr. 45 min. 20 sec. along the West line of Conestoga Drive a distance of 67.20 feet; thence West with

1 Page Two

2 a deflection angle to the right
3 of 89 degr. 45 min. 20 sec. a
4 distance of 330.0 feet; thence
5 North with a deflection angle
6 to the right of 90 degr. 14
7 min. 40 sec. and parallel to
8 the West line of Conestoga Drive,
9 a distance of 257.08 feet; thence
10 East with a deflection angle
11 to the right of 88 degr. 15
12 min. 20 sec. a distance of 330.15
feet to a point on the West
line of Conestoga Drive; thence
South with a deflection angle
to the right of 91 degr. 44
min. 40 sec. along the West
line of Conestoga Drive, a distance
of 198.53 feet to the point
of beginning, containing 1.98
acres, subject to easement.

13 said property located in Centennial Industrial Park, just West
14 of Conestoga Drive, just South of Van Dyne Crotty Corp.;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-
33 commendation from said department concerning the

1 Page Three

2 advisability of designating the above designated
3 area an "Economic Revitalization Area";

4 (c) Common Council shall publish notice in accordance
5 with I.C. 5-3-1 of the adoption and substance of
6 this Resolution and setting this designation as an
7 "Economic Revitalization Area" for public hearing;

8 (d) If this Resolution involves an area that has al-
9 ready been designated an allocation area under
10 I.C. 36-7-14-39, then the Resolution shall be re-
11 ferred to the Fort Wayne Redevelopment Commission
12 and said designation as an "Economic Revitalization
13 Area" shall not be finally approved unless said
14 Commission adopts a resolution approving the peti-
15 tion.

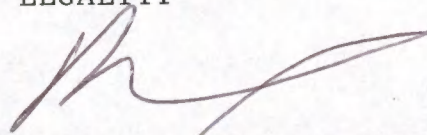
16 SECTION 3. That, said designation of the hereinabove
17 described property as an "Economic Revitalization Area" shall
18 only apply to a deduction of the assessed value of real estate.

19 SECTION 4. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

23 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
24 hereby determined that the deduction from the assessed value of
25 the real property shall be for a period of six (6) years.

26 SECTION 6. That this Resolution shall be in full force
27 and effect from and after its passage and any and all necessary
28 approval by the Mayor.

29
30
31 APPROVED AS TO FORM
AND LEGALITY

32


Bruce O. Boxberger, City Attorney



Councilmember

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Stier, seconded by _____, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-12-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-01-87 on the 13th day of January, 1987.

ATTEST:

Sandra E. Kennedy

(SEAL)

Mark E. GiaQuinta

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of January, 1987, at the hour of 11:30 o'clock PM .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of January, 1987, at the hour of 10:00 o'clock PM .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED
12-17-86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Gerald N. Hohla

Address of Applicant's Principle Place of Business:

A & L Great Lakes Agricultural Labs, Inc.

5011 Decatur Road

Fort Wayne, Indiana 46806

Phone Number of Applicant: (219) 456-3545

Street Address of Property Seeking Designation:

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?

The business is an analytical laboratory specializing in agricultural and
environmental samples.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land
Improvements
Total

What was amount of Total Property Taxes owed during the immediate past year? for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

Construction of an 11,000 square foot building, housing offices and laboratory,
with parking for 50 cars.

Cost of Improvements: \$ 600,000.00

Development Time Frame:

When will physical aspects of improvements begin? June 1987

When is completion expected? December 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property:

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 29

How many permanent jobs will be created as a result of this project?
5 to 8

Anticipated time frame for reaching employment level stated above?
December 1989

What is the nature of those jobs?

Chemists and laboratory technicians

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Development in the immediate area has stagnated. The economy needs improvement.

Any further development in this area will be of great benefit to the community.

In what Township is project site located? Washington

In what Taxing District is project site located? Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Gerald N. Hohla A & L Great Lakes Agricultural Labs

5011 Decatur Road

Fort Wayne, IN 46806

Phone Number of Contact Person (219) 456-3545

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Gerald N. Hohla
Signature of Applicant

December 17, 1986
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA

FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA

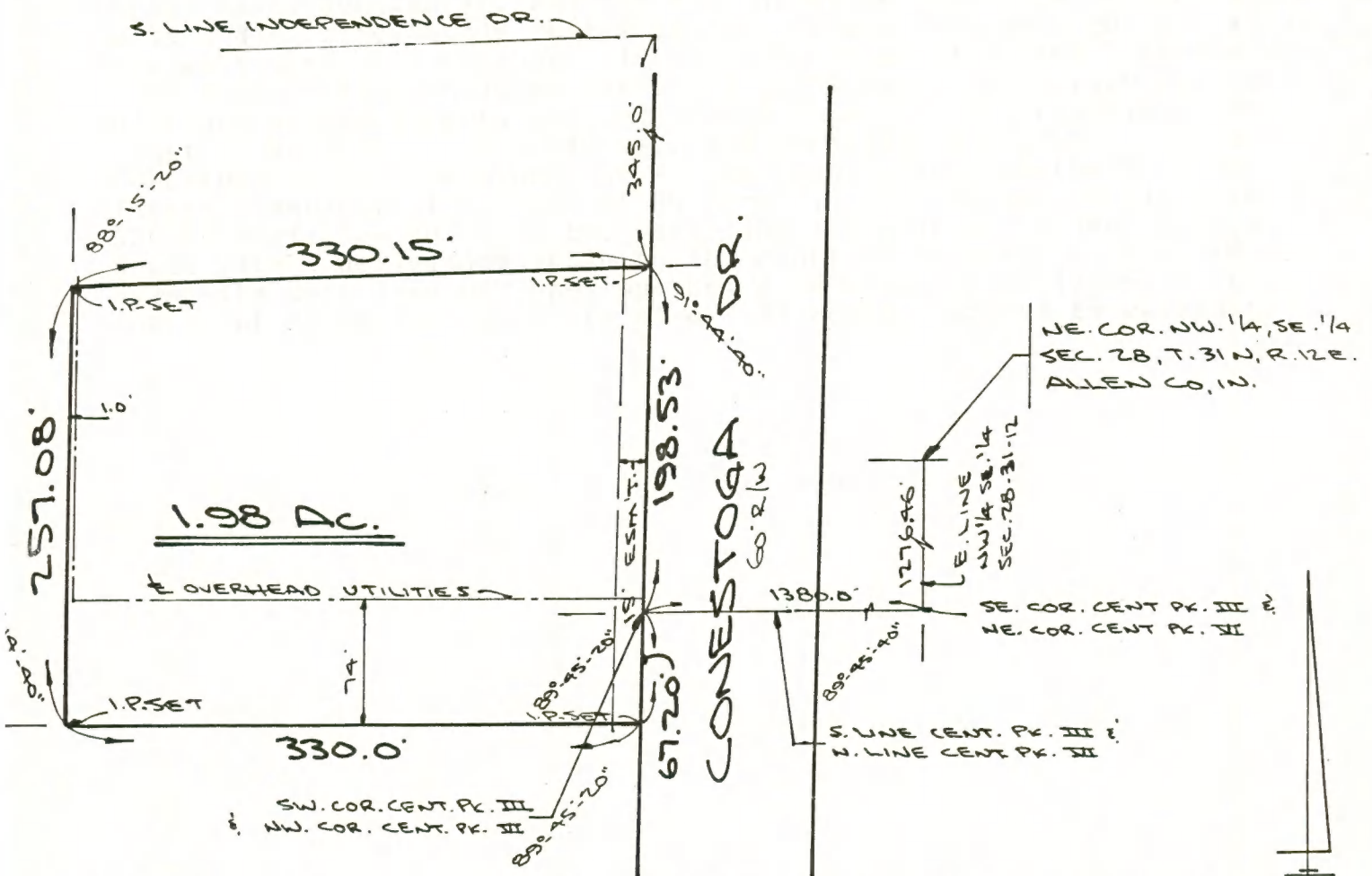
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

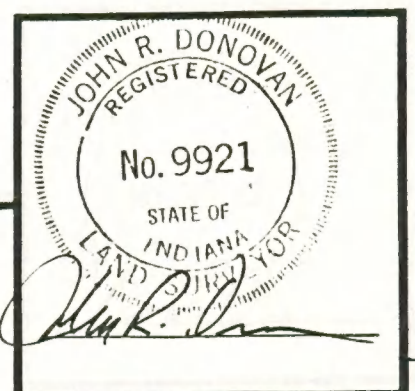
The description of the real estate is as follows, to wit: **SEE ATTACHED SHEET !**



NOTE: According to the FIA Flood Hazard Boundary Maps, the herein described real estate is not located in a flood hazard area.

JOB FOR: CENTENNIAL DEV. CORP.

1" = 100'
12-8-86



CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. SO193 INDIANA
GREGORY L. ROBERTS P.L.S. No. SO548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

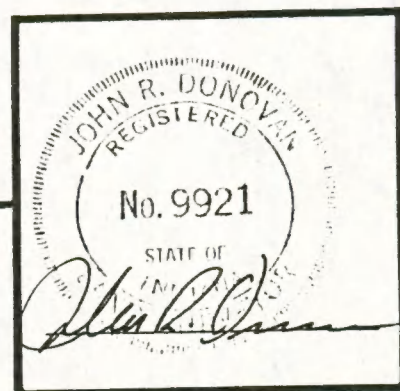
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The description of the real estate is as follows, to wit: Part of the South half of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 28-31-12, a distance of 1276.46 feet to the Southeast corner of Centennial Industrial Park, Section III, and the Northeast corner of Centennial Industrial Park, Section VI, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. along the South line of Centennial Industrial Park, Section III, and the North line of Centennial Industrial Park, Section VI, a distance of 1380.0 feet to the Southwest corner of Centennial Industrial Park, Section III, and the Northwest corner of Centennial Industrial Park, Section VI, and the true point of beginning; thence South with a deflection angle to the left of 89 degr. 45 min. 20 sec. along the West line of Conestoga Drive a distance of 67.20 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. a distance of 330.0 feet; thence North with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the West line of Conestoga Drive, a distance of 257.08 feet; thence East with a deflection angle to the right of 88 degr. 15 min. 20 sec. a distance of 330.15 feet to a point on the West line of Conestoga Drive; thence South with a deflection angle to the right of 91 degr. 44 min. 40 sec. along the West line of Conestoga Drive, a distance of 198.53 feet to the point of beginning, containing 1.98 acres, subject to easement.

JOB FOR: CENTENNIAL DEV. CORP.

12-8-86



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-87-01-03

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 5011 Decatur Road, Fort Wayne, Indiana 46806. (A & L
Great Lakes Agricultural Labs, Inc., Petitioner).

EFFECT OF PASSAGE Construction of an 11,000 square foot building.

housing offices and laboratory, with parking for 50 cars.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-01-03

REPORT OF THE COMMITTEE ON FINANCE

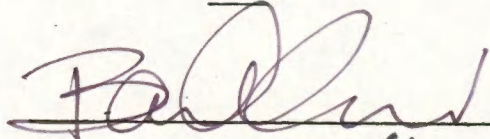
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 5011 Decatur Road Fort Wayne, Indiana 46806. (A & L
Great Lakes Agricultural Labs, Inc., Petitioner)

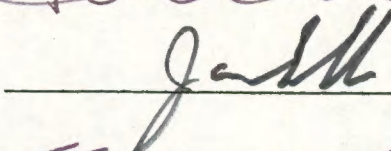
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

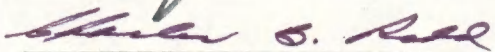
NO



BEN A. EISBART
CHAIRMAN

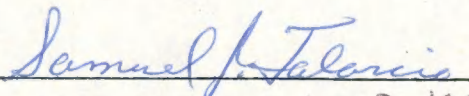


JAMES S. STIER
VICE CHAIRMAN



CHARLES B. REDD

DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 1-13-87

SANDRA E. KENNEDY
CITY CLERK